



Forest Court, Snaresbrook

Offers In Excess Of £470,000 Leasehold - Share of Freehold

- Two double bedrooms
- Recently fitted kitchen/breakfast room
- Communal parking and gardens
- Quiet-cul-de-sac location
- Bordered by forest land
- Share of freehold
- Long lease
- 0.7 Miles to Snaresbrook Station

SOLD BY PETTY SON & PRESTWICH Surrounded by Epping Forest land, nestled away in Forest Court, you will discover this stunning two double bedroom, first floor apartment with a recently fitted kitchen/breakfast room, 0.7 Miles from Snaresbrook Station.

Forming part of this beautiful art deco development, this spacious apartment enjoys stunning views over the communal gardens, which are renowned for their immaculate presentation and beautiful mix of established oak trees, mature shrubs, lush lawn and tranquil seating areas under the trellised archways. Epping Forest which borders the development, allows you to feel like you are miles from anywhere, with the sound of birds throughout the year, yet you are just a short walk alongside Eagle pond to Snaresbrook station (0.7 Miles) and you can be in Central London in less than twenty minutes.

Stepping inside, the apartment has been decorated throughout in neutral tones with dark wood flooring in the reception room which helps emphasize the abundance of natural light. Apartments in Forest Court are renowned for their generous proportions and sensible layout and this apartment is no exception. The spacious entrance hall leads you through to a generous lounge diner, which is bathed in natural light thanks to the large bay window. A feature fireplace sits proudly in this room and provides a blend of old and new. The recently fitted shaker style kitchen/breakfast room is a wonderful place to spend your time over a cup of coffee and newspaper at the breakfast bar before the morning commute. The space has been maximised to provide a run of units and integrated appliances with the butler sink overlooking the stunning communal gardens. The family bathroom has fully tiled flooring with a wood panelling wall finish and is decorated in a contemporary style. Both the double bedrooms on offer enjoy plenty of space for the bed and any additional storage needs, like the rest of the home, benefit from a great deal of natural light. The property further benefits from a share of the freehold, communal parking and stunning communal gardens.

EPC Rating: D65
 Council Tax Band: C
 Service Charge: £2340 per annum (reviewed annually)
 Ground Rent: N/A
 Lease Information: 999 years from 24th June 2007 (982 years currently remain)

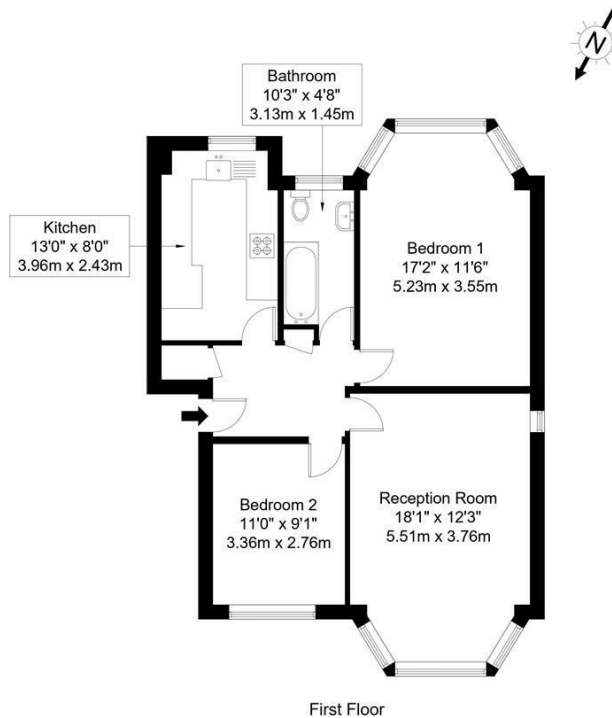
Reception Room
 18'0" x 12'4"

Kitchen
 12'11" x 7'11"

Bedroom
 17'1" x 11'7"

Bedroom
 11'0" x 9'0"

Approx Gross Internal Area = 69.53 sq m / 748 sq ft



Ref : Copyright **BLEU PLAN**
 The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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